

CITY COUNCIL MEETING OF
April 4, 2007
VERBATIM TRANSCRIPT – ITEM 47-49

Item 47 – Discussion and possible action to approve the Amendment to Settlement Agreement between and through the Las Vegas City Employees Association and the City of Las Vegas (\$93,797 Salary + \$37,518 Benefits - General Fund)

Item 48 – Discussion and possible action to award Agreement No. 060085 for the Operation and Management of the Centennial Hills Community Center located at Buffalo Drive and Deer Springs Way - Department of Leisure Services - Award recommended to: YOUNG MEN’S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA (YMCA) - (\$460,000 - General Fund) - Ward 6 (Ross)

Item 49 – Discussion and possible action on the proposed operational plan for the Centennial Hills Active Adult Center located at 6601 North Buffalo Drive (\$120,000 General Fund) - Wards 3, 5 and 6 (Reese and Ross)

APPEARANCE LIST:

OSCAR GOODMAN, Mayor
MARK VINCENT, Director of Finance and Business Services
LOIS TARKANIAN, Councilwoman
TOMMY RICKETTS, President of the Las Vegas City Employee Association
LARRY BROWN, Councilman
GARY REESE, Councilman
MIKE LUBBE, YMCA of Southern Nevada
STEVEN ROSS, Councilman
DR. BARBARA JACKSON, Director of Leisure Services

50 minutes

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31 **MAYOR GOODMAN**

32 Okay, Items 47, and 48. Forty-seven is discussion and possible action regarding the Amendment
33 to Settlement Agreement between and through the Las Vegas City Employee's Association and
34 the City of Las Vegas. And 48 is discussion and possible action to award Agreement Number 0-
35 6-0-0-8-5 for the operation of management of the Centennial Hills Community Center located at
36 Buffalo Drive and Deer Springs Way, Department of Leisure Services award recommended to
37 Young Men's Christian Association of Southern Nevada, the YMCA, and this is in Ward 6.
38 Mr. Vincent.

39

40 **MARK VINCENT**

41 Good morning, Your Honor, Mark Vincent, Finance and Business Services. I'd like to take these
42 in – sequence. When the City originally conceived of the – Centennial Hills Community Center
43 project and as it – evolved to become what it is today as a 98,000 square foot facility, it was
44 always contemplated, at least, from Council's direction's as well as management's
45 recommendation that this facility would be operated by an entity, a non-profit outside the City of
46 Las Vegas. And that was always the approach we were gonna take. We do have Article 33 in the
47 Collective Bargaining Agreement with the LVC – CEA that requires that we give them 30-day
48 notice before we do such a, such an out-sourcing as well as provide a feasibility study that show
49 the economics of that decision.

50 In the course of doing that process, the CEA didn't feel that we've complied with the –
51 requirements of the Collective Bargaining Agreement and they filed a grievance. And, so this
52 settlement we have in front of us today is primarily, is a settlement of that grievance with the
53 LVCEA. So, the first thing is that it does settle the – agreement. I wanted to also point out, we
54 talked about this at a budget workshop, I wanna make this clear that this, from our perspective, it
55 was always going to be required that Council was going to have to approve any funding of any
56 positions called out in this agreement. Ultimately, that agreement needed to be ratified by
57 Council's decision on those positions. So, it's always been our situation. As you know from the
58 budget workshop, we talked about there being a lack of – revenue to fund new positions and this
59 agreement called for, amongst a few other things, the creation of seven new positions. Staff
60 could not recommend to you at the budget workshop the creation of seven positions so hence

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61 now we are talking about an amendment to that agreement. But, first let me just cover the three
62 major points with the agreement as we – originally signed with the – CEA last September. One
63 of the first thing I did, of course, was not only settle the grievance but it was required that we
64 were gonna work in good faith with the CEA to resolve the issues and discrepancies in Article
65 33, and during that process, that six-month possess, there would be a law or a toll, if you will, a
66 tolling of where a, both parties would agree not to file any grievance during that period, during
67 that time.

68 And by the way, just for the record, I think we have two meetings set up this month, on April 19th
69 and 20th, to finish those discussions on the re, rework of Article 33 and I'm pretty confident that
70 we'll get that concluded by the end of the month. The other thing I did, as I mentioned, created
71 seven new positions to support the community center. In addition to the, to do the contract with
72 the non profit to operate it, the other thing it did is, it created a new position for the – CEA by
73 providing 80 by weekly hours of paid administrative leave so they could have another CEA
74 official to work in what we consider to be somewhat of a test program to help us with some of
75 our training issues with respect to supervisor, particularly supervisor training. And that program
76 was to run concurrent with the current Collective Bargaining Agreement and it was creating new
77 vested, vestive rights for that to continue beyond, I think, June 25th to 2011.

78 So, the fact that we couldn't fund the seven positions brings us to the amendment, the
79 amendment, the changes that the amendment makes is that the three new maintenance positions
80 would be created but not funded until such time as the financial conditions change and Council is
81 prepared to – appropriate money for those new positions. But those positions will not be funded
82 until after the public safety positions that the Council deems are necessary. Those maintenance
83 positions will be assigned concur, based on current management practices with respect to the four
84 active adult positions that we're, to operate the active adult center. And, by the way, the non-
85 profit, the YMCA which is the next agenda item that we're recommending award of an Operating
86 Contract was not interested in operating the active adult center. So, we've always had
87 contemplated the City was going to operate the inactive, the active adult center. Those four
88 positions would also be treated as a high priority, not necessarily right after the first three
89 maintenance positions but as a high priority as the economic conditions improve and that the

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CEA would – agree to the City operating the active adult wing at the new center on a limited basis not to exceed 20 operational hours a week using existing staff and resources.

The CEA also asks to have the right to review and comment on the maintenance services section in the Operating Agreement, which is the – next agenda Item 48, which they have reviewed and I think Mr. Ricketts probably has some comments about that today. It also kept in the 80 by-weekly hours for the CEA official. And, one of the other things it also did, it expressly states that it expressly understood and agreed that only the City Council has the full discretion and authorizing and prioritizing positions that there's nothing in this agreement that – would excerpt the Council's authority in doing this. So, with that staff recommends approval of the – agreement as amended.

MAYOR GOODMAN

Thank you. Any questions of Mr. Vincent before we hear from Mr. Ricketts.

COUNCILWOMAN TARKANIAN

Mr. Mayor.

MAYOR GOODMAN

Yes.

COUNCILWOMAN TARKANIAN

When you say that you'll be taking present, using existing staff and resources to operate the center for senior activities 20 hours, no more than 20 hours a week. Are we able to do with our existing staff and resources without causing problems other places?

MARK VINCENT

Councilwoman, I believe agenda Item 49 is going to address that and I believe staff, the sure answer staff things we can, but Dr. – Jackson's gonna address that in detail, of agenda Item 49.

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119 **COUNCILWOMAN TARKANIAN**

120 Thank you.

121

122 **MAYOR GOODMAN**

123 All right. Mr. Ricketts.

124

125 **TOMMY RICKETTS**

126 Thank you, Your Honor, it's, I appreciate this opportunity. First I'd like to say congratulations to
127 the three of you on your reelection and thank you for doing the right thing by appointing
128 somebody in the Ward 5 City Council seat, especially somebody that's recognized and respected
129 in the community. I know, Monday, in the Assembly Government Affairs, Assemblyman
130 Munford was really concerned about that. Secondly, I commend Betsy Fretwell on working with
131 us diligently to find resolution to this after the budget workshop. So, with that, I would just ask
132 you to approve this amendment and direct staff to continue working with us and with the open
133 minds to communication.

134

135 **MAYOR GOODMAN**

136 All right. Thank you. Any questions of Mr. Ricketts?

137

138 **COUNCILWOMAN TARKANIAN**

139 Mr. Mayor.

140

141 **MAYOR GOODMAN**

142 Yes.

143

144 **COUNCILWOMAN TARKANIAN**

145 I just think it's wonderful that the Las Vegas City Employee's Association working with our staff
146 you were able to come to this agreement. At one time it was really far apart and it's obvious
147 you've worked very very hard and I think you should be commended for your group too.

148

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149 **TOMMY RICKETTS**

150 Thank you.

151

152 **MAYOR GOODMAN**

153 Councilman Brown.

154

155 **COUNCILMAN BROWN**

156 Thank you, Your Honor. I just had a couple questions to clarify. This, Item 47 is an amendment
157 to the agreement so that they're packaged together?

158

159 **MARK VINCENT**

160 Yes. In your backup I believe that's there's both the original agreement and the amendment to
161 the agreement.

162

163 **COUNCILMAN BROWN**

164 Okay. If we could just, on Page 2 of the agreement, Number 5. I guess, Mr. Ricketts, this would
165 speak to the CEA and you and your board taking a look at the operating agreement in advance.

166

167 **MAYOR GOODMAN**

168 You have a copy of it, Mr. Ricketts?

169

170 **TOMMY RICKETTS**

171 Yes, I do.

172

173 **MAYOR GOODMAN**

174 Okay.

175

176 **MARK VINCENT**

177 Councilman just for verification, are you on item 5 of the agreement or on item 5 of the
178 amended, Amendment to the Settlement.

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179 **MAYOR GOODMAN**

180 Amendment.

181

182 **COUNCILMAN BROWN**

183 Amendment to the Settlement.

184

185 **MARK VINCENT**

186 Okay. All right. I'm with you.

187

188 **COUNCILMAN BROWN**

189 Page 2.

190

191 **MARK VINCENT**

192 Right.

193

194 **COUNCILMAN BROWN**

195 Number 5.

196

197 **COUNCILMAN BROWN**

198 The LVCEA with have the right to review and comment on any provisions prior to any
199 anticipated completion or approval of the operating agreement by the City Council. So that – has
200 been met.

201

202 **TOMMY RICKETTS**

203 Yesterday morning there was a meeting, Councilman Brown.

204

205 **COUNCILMAN BROWN**

206 Thank you. And, on Number 6, just on the language, as far as City staff on a limited basis not to
207 exceed 20 hours, operating hours, a week. And Dr. Jackson will explain that in 49 but, if there –

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208 are ways to increase that 20 hours, during, I – guess, the opening of that facility, can we do that
209 or is this a mandatory you cannot operate it more than 20 hours?

210

211 **MARK VINCENT**

212 That's, as I read it, it says open to seniors and utilizing existing staff on a limited basis not to
213 exceed. I don't know. Dr. Jackson would first have to speak to whether or not she would have
214 the resources to – operate it beyond 20. I guess the question I'm having in my head, based on the
215 question you've asked, is if there was a possibility to expand those hours with volunteers, for
216 example. I don't know.

217

218 **COUNCILMAN BROWN**

219 Is that a – bargaining issue?

220

221 **TOMMY RICKETTS**

222 Councilman Brown, that would be, in my opinion, a bargaining issue since we do have an
223 exclusive reclause in Article 2 of the contract.

224

225 **COUNCILMAN BROWN**

226 Very good. I appreciate that clarification. And are we comfortable, for the record, on Number 7,
227 the last line of the page. It will be recommended that these four positions be included as part of
228 any next group of new positions having high priority. Is there a comfort level, Mr. Ricketts and
229 Mr. Vincent, on what high priority means?

230

231 **MARK VINCENT**

232 I think there's a comfort level with the caveat that – as I understand this agreement, it sets – the
233 responsibility in the – control in the hands of the Council to determine at what point have we
234 met, not only the public safety issues, then the three maintenance positions, but you may have
235 other non-public safety positions that you feel have a higher priority than staffing the senior
236 center in the way I read this agreement in its totality you – have discretion to decide where that is.
237 That's the way I read it.

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238 **COUNCILMAN BROWN**

239 Public safety and then we have the three –

240

241 **MARK VINCENT**

242 The three maintenance –

243

244 **COUNCILMAN BROWN**

245 – additional positions. Then this group of four goes into the next cluster of positions that will be
246 evaluated by management.

247

248 **MARK VINCENT**

249 And ultimately – it'll prove – decided upon by Council and approved and funded by Council.

250

251 **TOMMY RICKETTS**

252 If I could – just state for the record, Councilman Brown, through you, Your Honor.

253

254 **MAYOR GOODMAN**

255 Certainly.

256

257 **TOMMY RICKETTS**

258 Its it's my position, you know, number one I'm – I don't think we do enough for seniors as it is.

259 It's a passion of mine since belonging to the citizens association we try to help out where ever

260 possible. When this issue came up and we're trying to find a, I guess, some sort of a way to

261 protect the integrity and our rights through collective bargaining but also to protect the integrity

262 of a department, this item was discussed. I think that, you know, after having some discussion

263 with other directors, I know in the Planning Department, I can understand issues like that that are

264 revenue generating and also so that we continue to grow so that our consolidated tax does

265 increase. I understand those principles. I think what that was, the opportunity based on Dr.

266 Jackson's participation in the meeting that the City does have limited resources. There is – a

267 northwest senior center, an old Fire Station 9 across from the Santa Fe Hotel and Casino, from

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what I understand, the seniors love that facility, don't want to close it, and when we were originally coming up with the agreement itself, we wanted to make sure that the existing employees who have dedicated their careers to serving the seniors with limited resources and capacities to do so, were protected in that agreement. So I think that there, there's always room for compromise. I would offer up if we need to do something to address that issue, I want it to be known, on the record, that we're always willing to do so. It's the City's position though, based on funding, they could not fully fund the positions is the reason we're in this predicament now trying to find a resolution. So, anything that's there in writing is always open for discussion in the future and if there is a way so that we can take care of the needs of the seniors, especially in a new facility, I'd be the first one to be sitting at the table saying, "Hey, what can we do." And that offer's there and it's on-going.

COUNCILMAN BROWN

Thank you, Mr. Ricketts. And my last question, Your Honor, is on the CEA position, that's – being approved as parts of this formally. Now what, my understanding, if the association chooses employee X to fill that slot, what – position is management in to back fill employee X normal City responsibilities? Does that factor into new positions?

MARK VINCENT

Yes. That would factor in a new position. The concept, in general, we begun to talk about. The issue that we have from an operation standpoint, we can take employee that's in a particular division/department, that's assigned a particular job and now they're full time on CEA business. It's difficult for that division/department to maintain supervisory and management responsibilities over an employee that they really don't have any control over. So we began to talk about taking those positions and putting them in an organiz, organization of, for lack, for the lack of a better word, a phantom organization under Human Resources to house them there and then allow departments to request a – sort of a dual fill, if you will, of that position so that work gets done; That's just been in discussion. No matter what we do it is a new, it would look like a new position.

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298 **COUNCILMAN BROWN**

299 Thank you. Your Honor and good luck on the 19th and the 20th.

300

301 **MARK VINCENT**

302 I think we'll do it.

303

304 **MAYOR GOODMAN**

305 Any other comments or questions. All right. That was 47.

306

307 **MARK VINCENT**

308 That was 47.

309

310 **MAYOR GOODMAN**

311 Did you wanna address 48 now?

312

313 **MARK VINCENT**

314 I'd be happy to.

315

316 **MAYOR GOODMAN**

317 I think they're companion items, are they not?

318

319 **MARK VINCENT**

320 They are and 49 is also companion too but we needed to take them in sequence any way.

321

322 **MAYOR GOODMAN**

323 All right. Well let's vote then. We'll vote on 47. Could I have a motion, please. This would be,

324 I guess, Mayor Pro Tem, you wanna make a motion?

325

326 **COUNCILMAN REESE**

327 **I would move to follow Mark's recommendations, please.**

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328 **MAYOR GOODMAN**

329 All right. Let's vote on 47, please. Post. Motion carries. **(Motion carried unanimously)**

330 Now we'll go on to 48, which I've already read into the record.

331

332 **MARK VINCENT**

333 Thank you, Your Honor, on Item 48 is the Operations and Management Agreement that we're
334 proposing, as awarded to YMCA, Young Men's Christian Association. Just a few highlights,
335 probably more than a few, but let me cover a few things. This is BLM site, so ultimately this
336 agreement is – contingent upon final approval by the Bureau of Land Management, as well as
337 you here today. It's a, contemplates a five-year contract with two five-year options. The YMCA
338 would pay the City of Las Vegas a \$1300-a-month administrative fee. The City has the right to
339 review and approve YMCA programming and fees.

340 By the way, I should have mentioned this – agreement has a precedent and that is the Durango
341 Hills Community Center is operating under similar agreements. So this agreement's been very
342 much modeled after that and we knew that we had success with the Bureau of Land Management
343 and getting their approval for that – type of agreement. It does provide for a joint use without
344 any cap and such a large facility at this point, that the City has the right to use the facility. All we
345 have to do is coordinate and inform the YMCA. It does provide for \$58,000 in preoperational
346 cost to the YMCA. We also, in our capital plan for the construction of the facility, included
347 \$400,000 for furniture fixtures and equipment.

348 The YMCA is gonna be responsible for routine maintenance and custodial. The City's gonna be
349 responsible for utilities; for operating the active adult wing, which is the next item, Item 49 we'll
350 be talking about with Dr. Jackson. The City will be responsible for maintaining the exterior
351 grounds and facility equipment, heavy – equipment, mechanical equipment. The City will be
352 responsible for any repairs due to any patent or latent building defects or pool defects from the
353 construction and we'll be covered under, I think it's a two-year warranty period for that
354 construction as well. The City does reserve the right to do the regular and routine maintenance
355 custodial if the City chooses to do that. That would speak to, if the City funded the three
356 maintenance pers, positions that we talked about on Item 47, decided we wanted to put them at
357 Centennial Hills and fulfillment of that portion of the Settlement Agreement, that the YMCA

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358 would give us a credit back for that on a deferred basis on a sliding scale. So, that option is at –
359 our discretion.

360 The YMCA would not heat the outdoor pool during off-season hours which should be, I think,
361 Labor Day to Memorial Day, in the off-season. They wouldn't heat it, which means there
362 wouldn't be any use of the pool for school or – teams swimming without the permission or
363 consent of the City of Las Vegas. And, obviously, that's because we're paying the utility bill and
364 it's gonna be a significant utility bill to heat those pools. So, they won't do that without our
365 consent. And then finally, the YMCA will report in its monthly reporting to us the fundraising
366 efforts at that site, and, at our request, we'll also provide any regional or national fundraising
367 information.

368 So, with that, those are the general highlights. I know that Mr. Lubbe is in the audience from the
369 YMCA. You may want to ask him a question or two, but, with that, staff is recommending
370 approval of the contract.

371

372 **MAYOR GOODMAN**

373 Very good. Did you want to be heard Mr. Ricketts?

374

375 **TOMMY RICKETTS**

376 Yes, I would. Couple of comments that I would or a couple of things that I'd like to ask the City
377 Council, to direct staff to do, number one is, is to make sure that we continually monitor, not
378 only this contract but every other contract that we utilize and I know staff is rather limited, but
379 we've had serious concerns in the past, especially with custodial in some of the provisions of the
380 contract not being followed up on. But on this one here, I would ask that they, that it is
381 monitored and that if any reports are issued that we, that I'd be included on that or Las Vegas City
382 Employee's Association. Number two, since the City does have some requirements and the
383 contractor will also have some requirements, if City staff is utilized to do some of those portions
384 that – are spelled out on the contract, I would like to be notified, if possible.

385 And with that I would encourage you to fund those positions. I know it is hard for the City to
386 continually operate doing more work for more people with less staff. I know an analogy that was
387 shared with me, you just create, you know, we're all asked to follow rules procedures and laws,

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388 not to break the speed limit, especially in a marked vehicle, at the same time we built in more, 10
389 more miles of streets and the street sweeper operator is told, listen, I don't know how you're
390 gonna do it but you're gonna have to do 10 more miles before you go home today. That's kind of
391 where we're at in some areas. So, I would ask the Council to be cognizant of that, and we, I will
392 commit to work with you at any way possible to find some resolutions to some of these concerns,
393 I think that are shared mutually. So with that, those are my comments.

394

395 **MAYOR GOODMAN**

396 Very good. Thank you, Mr. Ricketts.

397

398 **MARK VINCENT**

399 Your Honor, may I clarify something Mr. Ricketts said. I just want to make sure I understood.
400 When you were speaking about giving you notice of whenever City staff is performing, we're
401 talking about specifically the functions under Section C –

402

403 **TOMMY RICKETTS**

404 C3.

405

406 **MARK VINCENT**

407 C3.

408

409 **TOMMY RICKETTS**

410 Yes.

411

412 **MARK VINCENT**

413 Okay. I just want to make sure so that any time City staff's doing functions that were assigned to
414 contractor. I want to make sure that was clear to me.

415

416 **MAYOR GOODMAN**

417 All right. Very good. Mr. Lubbe, would you like to be heard?

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418 **MIKE LUBBE**

419 Very briefly, Mayor. Mike Lubbe, representing the YMCA of Southern Nevada. We just like to
420 thank the City Council and the staff for working so diligently with us over the course of the last,
421 seems like two or three years to get this agreement on. We're very, feel very pleased and
422 privileged for this opportunity. Had an opportunity to take the hard-hat tour about a week back
423 and see what, I think, will be a very outstanding facility for the residents and the community and
424 we will work diligently with staff to stretch the dollar as far as it can be stretched and make sure
425 that as many positions can be filled as possible and many services can be provided. So, we'd like
426 to thank you for that and if there are any questions of us, we'd be prepared to answer.

427

428 **MAYOR GOODMAN**

429 Very good. Thank you, are there any questions of Mr. Vincent, Mr. Ricketts or Mr. Lubbe at this
430 time?

431

432 **COUNCILMAN BROWN**

433 Yes.

434

435 **MAYOR GOODMAN**

436 All right. Councilman Brown.

437

438 **COUNCILMAN BROWN**

439 Thank you, Your Honor. Most of the questions are just gonna be clarifications with a couple –
440 comments but I did – want to get in to some specifics. I guess I'll start on Page 5 of 28, B9, the
441 City's Administrative Service Fees. Mr. Lubbe, do you have a copy of your contract?

442

443 **MIKE LUBBE**

444 I don't, but I'm familiar with that.

445

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446 **COUNCILMAN BROWN**

447 Okay. And just to preface the specific questions, my understanding that the foundation of the
448 contract at Durango Hills which used the foundation –

449

450 **MIKE LUBBE**

451 That's correct.

452

453 **COUNCILMAN BROWN**

454 – and I think we've improved that in some areas, but that was the justification. So, the first one,
455 my understanding is that the City's designated contract monitor would be reimbursed after the
456 first year by the YMCA?

457

458 **MARK VINCENT**

459 With respect to this section here, B9, basically, this is very similar to the Durango Hills contract
460 where the YMCA is paying the fee to the City for the, essentially, the use of the facility. Is there
461 something specific I missed?

462

463 **MIKE LUBBE**

464 I think, Councilman Brown, to answer your question, I think the administrative fee allows the,
465 allows funding for – individual to monitor the contract, or monitor the operation of the facility.

466

467 **COUNCILMAN BROWN**

468 And that, we're doing that at Durango Hills?

469

470 **MIKE LUBBE**

471 That's true.

472

473 **MARK VINCENT**

474 The – fee, yeah, the fee is, was started out, I think, at \$1200 or, I think (inaudible) of a thousand,
475 but it also has a CPI square. So this is very much exactly what we're doing at Durango Hills.

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476 **COUNCILMAN BROWN**

477 The same page, Page 6 of, just out of curiosity, because we have some issues at the golf course,
478 the C2 Operational Standards, Hazardous Substances or Hazardous Waste, is anything involved
479 in the pool would that fall under this category?

480

481 **MARK VINCENT**

482 It could, but I'm not a hazardous material expert, but –

483

484 **COUNCILMAN BROWN**

485 Could we just check that, because I know we've, we ran into some problems at the golf course
486 with some – issues. Page 9 on C8, the Community Need Survey and Assessment, as well as C8
487 and C9. I think it's, if there's one part of the Durango Hills relationship with the – Y, the
488 partnership is, I don't think we do enough in the – ways of cooperating in joint – efforts in such
489 things as assessments and marketing. So, this is just a – comment, that if there's ways we can
490 incorporate, if Mr. Lubbe's going to be doing an assessment. I know the City does similar
491 activities, but we if we could almost make it transparent where we're truly as a City community
492 center, assessing the needs of a community and not just so much the YMCA is gonna do this part
493 and the City is gonna do their part; just take a look at those two activities, ways that we can
494 jointly, especially in the – form of advertising, marketing programs, the pools, things like that. It
495 would be beneficial not to segregate. It gives the opportunities to incorporate both activities.
496 Page 10, Subset C, number two, I hope this is a typo: the contractor agrees to furnish and set
497 service on a fair, equal and on discriminatory basis.

498

499 **MARK VINCENT**

500 (Inaudible)

501

502 **COUNCILMAN BROWN**

503 So, it's a non-discriminatory basis. All right.

504

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505 **MARK VINCENT**

506 We'll – correct that.

507

508 **COUNCILMAN BROWN**

509 It should be, just in case someone's reading the contract. The same Subsection C, number eight;
510 whether a full-time, part-time employee trainer whether or not paid volunteer shall successfully
511 pass a background investigation conducted by Metro. So, we're asking the Y, every employee in
512 this City facility will have a background check by Metro?

513

514 **MIKE LUBBE**

515 That's correct.

516

517 **COUNCILMAN BROWN**

518 Is that your standard procedure?

519

520 **MIKE LUBBE**

521 Yes.

522

523 **COUNCILMAN BROWN**

524 Do we do that at the City?

525

526 **MARK VINCENT**

527 You bet.

528

529 **COUNCILMAN BROWN**

530 On all our volunteers?

531

532 **MARK VINCENT**

533 You bet, and that's why it's in this contract.

534

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535 **COUNCILMAN BROWN**

536 Well, that's very good to know and I'm sure the public –

537

538 **MARK VINCENT**

539 You feel safe, don't you.

540

541 **COUNCILMAN BROWN**

542 – appreciates that. Next page, Page 11, I – think this came up early in the discussion. I know
543 that Councilman Wolfson is well aware of this. But, in particular, the first paragraph, C11, Pool
544 Operations, should a third party request the rental and heating of the outdoor pool, etcetera,
545 etcetera, with YMCA concurrence, not to unreasonably withheld by the City may rent to a third
546 party. And I know that our offices have been contacted, by the school district in particular,
547 saying, we want more space. We've heard that from lacrosse, senior softball, just about
548 everything. But this is becoming a real demand, so this, I think it speaks to the policy that we're
549 using citywide, that if a third party, like the school district, wants to use our facilities, they're
550 certainly welcome to, but it's my understanding that they're been asked to pay for that heating
551 cost.

552

553 **MARK VINCENT**

554 That – would be my position, if you're asking the Finance Director –

555

556 **COUNCILMAN BROWN**

557 Well, in –

558

559 **MARK VINCENT**

560 – but – that's – exactly the issue here.

561

562 **COUNCILMAN BROWN**

563 – in relation to this contract . I know that we're –

564

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565 **MARK VINCENT**

566 It –

567

568 **COUNCILMAN BROWN**

569 – subsidizing right now.

570

571 **MARK VINCENT**

572 It – would, as I would envision it, if we had a third party coming to us and wanted to, say the
573 school district came and said, we want to use the pool for the swim team, and they approach the
574 Y, the Y contacts us, our position would be, we ought to be getting full cost recovery for the use
575 of the pool. The school district would probably have a different position, and I would envision
576 something would be brought to Council and ultimately you would decide how much, if any,
577 subsidy you would want to provide to the school district. But – I can tell you that – we estimate
578 the gas heating bills for, when these pools come online, with the existing year-round pools that
579 we have that have gas heating, we're talking about a million dollars a year in heating costs, just
580 for the pool alone. It's not an insignificant number.

581

582 **COUNCILMAN BROWN**

583 And I think that will come up at our budget conversation, but this – recently happened at
584 Durango Hills. The school district wanted to use it, we said fine, but they wanted the City to
585 subsidize close to thirty, forty thousand, which it was never identified in last's year's budget. So,
586 Page 12, and a lot of this is clarification and – edification, really, the holidays, the contractor will
587 close, D3, will close the contract area on the following legal holidays, those four. Is that normal
588 Y practice?

589

590 **MIKE LUBBE**

591 Yes.

592

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593 **COUNCILMAN BROWN**

594 Page 13, this is, I thank Councilman Ross and staff for putting this one in. We have tremendous
595 demands at Durango Hills. We have tremendous demand at all our community centers. Meeting
596 space now has become a premium, especially in light of certain schools. Councilwoman's aware
597 of this, now have a policy, they don't allow people to meet in their cafeteria as much as they used
598 to. So, that, I think that's a great add there, that, you know, it's – the Y's discretion to bring in a
599 non-profit for free or maybe it's a for profit that wants to use the space. It's at their discretion
600 that they can rent that space. That's been a great – demand.

601 On Page 15, bottom of the page, Termination for Convenience. Is – this, likewise, part of
602 Durango Hills?

603

604 **MARK VINCENT**

605 You know, I don't know, if it is in Durango Hills or not. I don't know if my staff knows. It is a
606 standard, it is standard contract language that we attempt to get into every contract that we
607 negotiate, it, I will tell you that. But I can't tell you off the top of my head, if it's in Durango
608 Hills or not.

609

610 **COUNCILMAN BROWN**

611 Well, just –

612

613 **MARK VINCENT**

614 And I don't know if Mr. Lubbe is, even knows that answer.

615

616 **MIKE LUBBE**

617 I'm not – sure, if that's the case.

618

619 **COUNCILMAN BROWN**

620 Obvious concern here is, they open up, three months later we say, hey folks, thank you for
621 opening up, but we're going to take it over. Could we put on the record that there's some kind of
622 a practical approach or reasonable approach. Termination for Convenience seems, to put a
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623 partner, maybe not just the Y, if this is in all our other contracts, I can understand, but it seems
624 like it's –

625

626 **MARK VINCENT**

627 We certainly –

628

629 **COUNCILMAN BROWN**

630 Do you think it's an easy way out after negotiating a – contract.

631

632 **MARK VINCENT**

633 Well, if the – question is, that if we terminate for convenience, should there be some
634 responsibility for the City to – keep the YMCA whole. Well, for example, if they're in the long-
635 term leases, we're going to assume those – leases, for example. There may be other issues that I
636 haven't thought through, but, if that's what you were referring to –

637

638 **COUNCILMAN BROWN**

639 It seems we go a long way, as far as, for any reason whatsoever, paren, including no reason, we
640 could just terminate. But, I just put that on record. I think that we owe our partners a little more
641 than that.

642 E19, on page 23, Conflict of Interest City Officials. Is that a standard and practical paragraph?

643

644 **MARK VINCENT**

645 Yes.

646

647 **COUNCILMAN BROWN**

648 On, well, on the attachment to the joint use, I said that in our briefing, I think Councilman Ross
649 was in there. I want to applaud the City, Leisure Services and the Y. This joint use that spells
650 out that, even though they're operating it for us, it's our facility and we should take advantage of
651 that space as much as anybody. I think that's a great start. I hope that we can build on that scope
652 of work and bring some of that to the Durango Hills side of it because we did not do any,

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653 anything as formal. But I thought that was tremendously forward, as far as benefits to the City.

654 And my last one –

655

656 **MIKE LUBBE**

657 Councilman Brown, one comment I want to make on the joint use as well. There was some

658 mention earlier about the active older adult center and limited hours, but at many of the Y

659 facilities, we do have instructors that provide activities for active older adults that could be

660 utilized in the event that they need to be conducted. So, if there's group exercise classes or the

661 things that need to take place and there's a volunteer leader that needs to do that and or the like –

662

663 **COUNCILMAN BROWN**

664 As long as didn't jeopardize –

665

666 **MIKE LUBBE**

667 – we'll stand back.

668

669 **COUNCILMAN BROWN**

670 – any kind of C2 bargaining unit. So, let's just be careful of that. My last comment, and perhaps

671 the one that's most important, from my perspective, is Page 5 again, that the whole maintenance

672 issue. I don't want this to become a problem either at Durango or Centennial down the road.

673 The situation, the agreement we just passed, takes those three designated maintenance positions

674 for Centennial Hills, makes them a priority. They may get assigned here, they may get assigned

675 to a park, whatever the case may be, if the scenario plays out that those are assigned to another

676 part of the City, the Y has accepted that they will take over the maintenance costs.

677

678 **MARK VINCENT**

679 It was always contemplated that the YMCA would do routine, maintenance and custodial, and

680 that's how they actually bid on their performa. We actually know exactly what they did for that,

681 and when we were in – negotiations with the, of the bargaining unit on this issue, it was –

682 contemplated that we could, perhaps take over that from the Y with the new positions that we

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683 had bargained for. So what we did is we put that other language in there with the Y that says if
684 we elect to do that, we want a credit back from the bigger budget. So, that's –

685

686 **COUNCILMAN BROWN**

687 And we, likewise, talked in the briefing, but I'll put it on the record. One of the things that this
688 partnership, one of the goals of the partnership is to look for those organizations that could help
689 us stretch our resources, both facility wise, labor wise, money wise, and one of the things the Y
690 can do that we just don't have the ability, is to provide this type of maintenance, either through
691 volunteer work or bringing a firm that is less costly, hopefully that still does a good job. So,
692 from policy perspective, we were going to put three positions into the Y and yet make the Y pay
693 for those positions, even on a prorated basis. And that, not only with this contract, but if we look
694 at opportunities down the road, that is in conflict with why we even get in it in the first place.

695 So, we had this discussion, but I just, it's in the contract, and I guess that's fine. The reason why
696 we bring in this is to try to save us money. I'm not sure we should be imposing certain positions
697 into the partnership and then making them pay for those. I could see if we were going to provide
698 maintenance or, you know, coordinated positions or something like that to build the partnership.
699 But that's our position and we should pay for that. So, that's my perspective, down the road, that
700 if in fact we're going to bring positions into this facility, which if it's – needed or necessary, I'd
701 support that. But not make them pay a position that they can do a lot cheaper and is part of the
702 foundation for why we have from the first place. So, I know a couple of people disagree with me
703 on that, but that's my last – comment.

704 I want to thank, certainly, Mr. Ricketts, the YMCA, City staff did a great job. I think they've
705 built off the Durango, taken some of the things we did there and actually improved them and
706 most importantly, Councilman Ross, he's got absolutely the – nicest facility, as does the City of
707 Las Vegas, anywhere in Southern Nevada. And I wish everybody the best on it. Those are my
708 comments, Your Honor.

709

710 **MAYOR GOODMAN**

711 All right. Thank you very much. Any other comments at this time? All right. Thank you,
712 gentlemen. We appreciate it. Councilman Ross.

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713 **COUNCILMAN ROSS**

714 Thank you, Your Honor, and Councilman Brown, I appreciate all of your comments and
715 questions and value those a great deal. I also wish to express my appreciation for – this team.
716 I'm gonna to go down the line here; Mike, Tommy, Mark, Betsy; you guys did a great job, and
717 anybody else who was part of this. This is a partnership and that's what I have envisioned from
718 the beginning. I'm, actually can't believe we're – almost there. We're almost there. I can go out
719 there and touch it. I can feel it and I can see it. And I too got the nice tour of it and I can see by
720 the smile on your face you're excited because I'm excited. It's a great day for Ward 6. The
721 bagpipes, Floyd Lamb and now this; a premier 98,000 square-foot recreational facility in the
722 heart of Centennial Hills for the benefit of the, this community.

723 Tommy, your – team, you understand the importance of this partnership and I know Mr. Lubbe
724 does as well. Had numerous conversations with him, had numerous conversations with you.
725 This has been truly a team effort. I want to extend my appreciation to – your union members for
726 their patience and understanding as to where we are. We do have opportunities out there.
727 Whether it's, Mr. Lubbe's got some senior programs out there, some active adult programs just
728 built into your programs already. Whether it's swimming or aerobics or what have you. Those
729 are already there, but I think there's – I mentioned earlier about the Floyd Lamb Tule Springs,
730 that there's a lot of folks who would like to donate their time and to come out there and serve and
731 have that opportunity to do so. There's a lot of great retired folks that would want nothing more
732 than to give back to their community. Here we are Councilmembers and Your Honor, once again
733 providing an invaluable great service to this community to enrich the quality of life for the
734 residents of this City. So, I'm grateful for that opportunity and I'm grateful for that reports. With
735 that, Your Honor, **I move to approve agenda Item 48 and follow staff's recommend –**
736 **recommendation to do so.**

737

738 **MAYOR GOODMAN**

739 All right. Thank you. Let's vote, please. Post. Motion carries. **(Motion carried unanimously)**
740 Thank you.

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741 Now we're up to 49. Discussion and possible action on the proposed operational plan for the
742 Centennial Hills Active Adult Center located at 6601 North Buffalo Drive. This pertains to
743 Wards three, five and six. Dr. Jackson.

744

745 **BARBARA JACKSON**

746 Good morning Mayor and Council.

747

748 **MAYOR GOODMAN**

749 Good morning.

750

751 **BARBARA JACKSON**

752 Congratulations to the three of you on your elections.

753

754 **MAYOR GOODMAN**

755 Thank you.

756

757 **BARBARA JACKSON**

758 And congratulations, Councilwoman Williams, welcome to City Hall. She's not here, but
759 welcome anyway. In the summer of this year the Centennial Hills Center will open a 12,000
760 square-foot facility which is dedicated primarily to the seniors. We hope to call that the
761 Centennial Hills Active Adult Center and that's in recognition of the many seniors who are quite
762 more active than our normal senior centers have been; our baby boomer population from 1945 to
763 1962. There are a significant number of seniors of that age group. It's a growing community and
764 we want to recognize that with the beginning of the Centennial Hills Active Adult Center. It's
765 one of our fastest growing segments. In order for us to staff that, Leisure Services was not given
766 staff, additional new staff, to do that so we've looked internally and we began with our senior
767 division looking through all of the senior center facilities that we have. We looked for the
768 minimal impact that it could possibly have and we've come up with a scenario that gives us
769 enough people to be able to man it for at least the 20-hour operation that was discussed
770 previously. We hope to do that with a full-time coordinator, which we hope to get from

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771 borrowing a vacant position from the East Las Vegas Senior Center. Position's currently vacant
772 there and we'd like to overfill that position with a coordinator's position to accomplish that. We
773 also have some downtime that we'll be experienced due to the expansion of another of our
774 facilities which is the Doolittle Center. In about another month or so, it will go down for
775 renovation and some of the programming will be downgraded, somewhat as, it moves over into
776 the community center site and so that gives us the position that we could borrow 20 hours from.
777 That person would work half time between Doolittle and half time between the Centennial
778 Center. In addition, Leisure Services would provide six hourly staff to accomplish this.

779 Now, just so that you understand, behind the scenes there is what we call commissioning. We
780 begin early on before our center is scheduled to open, which is the summer. We begin right now,
781 as a matter of fact, as I stand here, we are ready to begin at a cost of about \$120,000, which
782 Leisure will absorb. We can provide that type of service. When July 1 rolls around, we will
783 need operational funding to continue that operation. The staff that I just mentioned, the full time
784 hopefully up over filled coordinator, the rec leader, the hourlies (sic), could stay in the same state
785 of activity through the spring of next year provided that we're given the operational funds to do
786 that. In the spring of next year, it's very important that you know that the Doolittle Center will be
787 back up and operational. That person will need to go back to that position full time and the East
788 Las Vegas position will also need to be reinstated at East Las Vegas.

789 And so, our estimated costs, for a full year's operation beginning July 1 of this year, is
790 approximately 300,000. If Leisure is asked to do that, it will mean a significant change in the
791 way we do business in Leisure Services. We can make suggestions about that, we are reviewing
792 what that would mean. But if, as of July 1, there are no operational funds given to us, Leisure is
793 expected to do that, it will mean something will drastically change and I will need the support of
794 Council. In years past, I have been very fortunate to be a magician of sorts and make the things
795 stay normal and still add on. That's not the case any more. It is what it is. And I just wanted to
796 be frank and on the record with you about that. I can't pull anymore rabbits out of that hat.

797 I'd like to also add on the record, Mayor, through you to Councilman Brown, regarding the
798 YMCA, and the marketing part. We are on tap with a meeting scheduled already for April 23rd
799 relative to marketing with the YMCA. So, we're very much on board with that; already in
800 advance. Again, just reemphasizing that as of next spring, no matter how this goes, I would

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801 really like to implore you to make us whole with regard to Doolittle so it does not experience any
802 change. Right now, they – are going to be downsizing somewhat due to reduce programming
803 and as well as East Las Vegas. So, with that, I would ask for staff, for you to accept staff's
804 recommendation.

805

806 **MAYOR GOODMAN**

807 All right. Thank you. Are there any questions of Dr. Jackson? Councilman Ross.

808

809 **COUNCILMAN ROSS**

810 Just some comments, Your Honor, I don't think any questions. Doctor, I envision me handing
811 you a dollar and telling you that I've got about \$10 of programs and activities and sports and
812 Lacrosse and soccer and baseball that I need you to take care of, go handle that. I know I'm not
813 your favorite Councilman.

814

815 **BARBARA JACKSON**

816 Yes, you are. Yes, I like new, you're new. I like you.

817

818 **COUNCILMAN ROSS**

819 But it's, and – I appreciate your comments about pulling rabbits out of the hat. I – know that
820 you're trying real hard to – make ends meet with the budget that you've got and the staff members
821 that you do have. I'm fully aware of that and I'm grateful for your efforts to – join with me in a
822 team effort to make things happen out there and continue to do things. I'm very optimistic. I'm
823 optimistic about our economy, our C tax is gonna come up. We'll be able to make it whole and
824 we'll be able to continue to provide services for this entire City and your entire department. So,
825 I'm optimistic about that and feel very good about that. One thing I did want to mention, I meant
826 to mention earlier, Your Honor, if may –

827

828 **MAYOR GOODMAN**

829 Certainly.

830

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831 **COUNCILMAN ROSS**

832 – is communication. Mr. Ricketts had met some, mentioned some communication with staff and
833 – Mr. Vincent, Mike Lubbe, and I – would like to also envision, gentlemen, since you're all here
834 and with your department, that communication has to happen. Mr. Ricketts is in the middle of
835 that communication belt. Good, bad, or ugly it makes, it doesn't matter. This is a team, this is a
836 partnership and I'm kind of looking at you as a team leader here. So, good luck with that –

837

838 **BARBARA JACKSON**

839 Thank you.

840

841 **COUNCILMAN ROSS**

842 – dollar bill I gave you.

843

844 **BARBARA JACKSON**

845 Thank you for the dollar bill. I'd also like to thank Ed Jost, our Senior Division Manager, and
846 Pete Priest and Drollis Henderson of the seniors because they spent many hours just trying to
847 craft this so that we could at least have the 20 hours of operation.

848

849 **MAYOR GOODMAN**

850 All right. Thank you. All right. Mayor Pro Tem, do you have a motion?

851

852 **COUNCILMAN REESE**

853 Again, this is, I think all of us working together to make things happen. I know that we all want
854 to have the same services in our Wards. I certainly respect new Councilwoman Williams and
855 Doolittle as well as the operation at our East Las Vegas Community Center. They are great
856 centers and we want to make sure that all the residents that use these facilities are taken care of.
857 So, with those things said, hopefully July 1st we'll have, Doctor?

858

859 **BARBARA JACKSON**

860 I'm sorry. I just recognized that there's a correction I need to make for the record before –

